

## **Post Endorsement Technical Review Codes**

### **M01 BORROWER ELIGIBILITY/QUALIFICATION**

- M01A Invalid Social Security Number or Tax Identification Number (4155.1, 3-1C)
- M01B Legal residency for non-US citizens not adequately documented (4155.1, 2-2B)
- M01C Borrower not owner-occupant, property not principal residence (4155.1, 1-2)
- M01D Qualifying ratios exceeded without acceptable compensating factors (4155.1, 2-12, 2-13)
- M01E Borrower deleted on streamline mortgage without credit qualifying (4155.1, 1-12c)
- M01F Other borrower eligibility/qualification deficiencies

### **M02 BORROWER CREDIT**

- M02A Major derogatory credit, recent material inquiries not satisfactorily explained (4155.1, 2-3)
- M02B CAIVRS, LDP/GSA authorization not properly documented (4155.1, 2-5)
- M02C Extenuating circumstances for bankruptcy, foreclosure not adequately documented (4155.1, 2-3d, 2-3E)
- M02D Credit/alternative credit not obtained for all borrowers (4155.1, 2-4)
- M02E Other credit deficiencies

### **M03 BORROWER LIABILITIES**

- M03A Obligations of all borrowers, non-purchasing spouses Omitted, inaccurate, not supported (4155.1, 2-2A, 2-2D, 2-11)
- M03B Other liabilities deficiencies

### **M04 BORROWER ASSETS**

- M04A insufficient total assets for closing (4155.1, 2-10)
- M04B Unacceptable, unsupported source of funds for assets (4155.1, 2-10)
- M04C Other asset deficiencies

M05 BORROWER INCOME

M05A Stability of income for all borrowers insufficient or not supported  
(4155.1, 2-6)

M05B Effective income for all borrowers insufficient or not supported  
(4155.1, 2-7)

M05C Other income deficiencies

**M06 MAXIMUM MORTGAGE AND CASH INVESTMENT**

M06A Borrower did not make required minimum cash investment  
(4155.1, 1-7)

M06B Mortgage amount incorrect, loan-to-value limit exceeded,  
statutory limit exceeded (4155.1, 1-6, 1-7)

M06C Other mortgage amount deficiencies

**M07 PROGRAM/DOCUMENTATION REQUIREMENTS**

M07A Form HUD-92564-CN not properly signed, dated (ML 04-04)

M07B Documentation deficiencies, processing errors related to Refinance  
transactions (4155.1, 1-10)

M07C Documentation deficiencies, processing errors related to Construction  
to Permanent transactions (4155.1, 2-17)

M07D Documentation deficiencies, processing errors related to ARMs  
(4155.1, 2-15; ML 04-10)

M07E Documentation deficiencies, processing errors related to Section 203k  
transactions (4240.4)

M07F Documentation deficiencies, processing errors related to HECM  
transactions (4235.1)

M07G Documentation deficiencies, processing errors related to Energy  
Efficient Mortgage Refinance transactions (4155.1, 2-20)

M07H Documentation deficiencies, processing errors related to Hawaiian  
Homelands transactions (69 FR 33524; 24 CFR 203.43i; ML 04-43)

M07I Documentation deficiencies, processing errors related to building-on-  
own-land transactions (4155.1, 1-8D; ML 04-28)

M07J Uniform Residential Loan Application not properly completed (4155.1,  
3-1; 4000.4, 3-15; ML 03-20; ML 92-7)

M07K Form HUD-92900-A not properly completed (4155.1, 3-1; 4000.4, 3-15; ML 92-7)

M07L Other documentation deficiencies or processing errors for purchase transactions

**M08 HUD-1/CLOSING**

M08A Unallowable, excessive costs/credits to borrower (4155.1, 1-9; 4000.2, 5-1, 5-2; ML 02-10)

M08B Lender/seller credits not itemized (4155.1, 1-9; ML 97-26)

M08C Excessive cash back to borrower (4155.1, 1-12)

M08D Other deficiencies on HUD-1 or HUD-1 Addendum

**M09 AUTOMATED UNDERWRITING SYSTEMS/TOTAL**

M09A Data Integrity deficiencies. File documentation does not support Accept/Approve Decision (ML 04-01)

M09B Documentation does not support credit waivers (ML 04-01)

M09C Program requirements not addressed (ML 04-01)

M09D Other AUS/TOTAL deficiencies.

**V20 PROPERTY ELIGIBILITY/QUALIFICATION**

V20A Allowable commercial space in mixed use property exceeded (4000.2, 2-6H; 4905.1, 2-6; 4150.2, Appendix B, B-1)

V20B Illegal Zoning (4150.2, 2-1)

V20C Existing construction in Special Flood Hazard Area (A or V Zone) without evidence of flood insurance (4150.2, 2-2)

V20D New construction in Special Flood Hazard Area (A or V Zone) without LOMA, LOMR, or an elevation certificate with evidence of flood (4150.2, 2-2)

V20E Sales contract with FHA borrower dated less than 91 days from acquisition date by seller (4000.2, 1-7; ML 03-07)

V20F Property does not meet Minimum Property Requirements (4000.2, 2-6; 4905.1; 4910.1)

V20G Appraisal expired (4000.2, 2-17; 4000.4, 3-4)

V20H Major repair items not cited, addressed (4000.2, 2-6, 2-11; 4150.2, Appendix D, D-2)

V20I Value Not Supported (4000.2, 2-3, 2-14)

V20J Other property eligibility/qualification deficiencies

**V21 UNIFORM RESIDENTIAL APPRAISAL REPORT**

- V21A Deficiencies related to Neighborhood, Site, Description Of Improvements (4150.2, 2-1, 2-2)
- V21B Deficiencies related to Cost Approach (4150.2, 4-5)
- V21C Deficiencies related to Sales Comparison Approach (4150.2, 4-6)
- V21D Deficiencies related to Income Approach (4150.2, 4-7)

**V22 FLIPPING RULE**

- V22A Owner of record not documented (4000.2, 1-7; ML 03-07)
- V22B Requirements for properties sold within 91-180 days not documented 4000.2, 1-7; ML 03-07)
- V22C Other Flipping deficiencies

**V23 STATEMENT OF APPRAISED VALUE**

- V23A Form HUD-92800.5B substantially incomplete, incorrect (4000.2, 2-14; 4000.4, 3-3G)

**V24 REPAIRS/COMPLIANCE INSPECTIONS**

- V24A VC Conditions, repairs not acceptably addressed (4000.2, 2-11; 4000.4, 3-8; ML 03-18)
- V24B Wood Destroying Insect Infestation Inspection Report missing, incomplete; inadequate documentation that infestation, infection was acceptably treated (ML 95-33)
- V24C Compliance inspections, certifications, local government approvals missing, incomplete (4000.2, 2-11; 4000.4, 3-8; ML 01-27)
- V24D Form HUD-92051, Compliance inspection Report, substantially incomplete, incorrect (4000.2, 2-19)
- V24E Form HUD-92300, Mortgagee Assurance of Completion, missing, incomplete, incorrect (4155.1, 5-2)
- V24F Other repair/compliance inspection deficiencies.

**V25 MANUFACTURED HOMES**

- V25A Manufactured home does not meet eligibility guidelines(4000.2, 2-6B)

**V26 CONDOMINIUMS**

- V26A Condo project not approved, spot condo documentation missing, incomplete (4150.2, 9-1; ML 96-41)

V26B 51% owner occupancy requirement not met (4150.2, Appendix D, VC-13; ML 96-41)

V26C Other condominium deficiencies

**V27                    NEW CONSTRUCTION**

27) V27A Newly constructed home does not meet requirements (4145.1, ML 01-27)